168.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	849,200	/	849,200
USE VALUE:	849,200	/	849,200
ASSESSED:	849,200	/	849,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELTON MARK A
Owner 2:	QUINN JENNIFER A
Owner 3:	
Street 1:	47 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GAUVIN THOMAS & COREEN -
Owner 2:	-
Street 1:	47 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2144 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	429,200		420,000	849,200
Total Card	0.138	429,200		420,000	849,200
Total Parcel	0.138	429,200		420,000	849,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.08 | /Parcel: 396.0

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
110962			06/20/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0005.0

!12967!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,000	0	6,000.	420,000	637,000	637,000	Year End Roll	12/18/2019
2019	101	FV	196,700	0	6,000.	420,000	616,700	616,700	Year End Roll	1/3/2019
2018	101	FV	196,700	0	6,000.	354,000	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	203,900	0	6,000.	324,000	527,900	527,900	Year End Roll	1/3/2017
2016	101	FV	203,900	0	6,000.	276,000	479,900	479,900	Year End	1/4/2016
2015	101	FV	190,200	0	6,000.	240,000	430,200	430,200	Year End Roll	12/11/2014
2014	101	FV	190,200	0	6,000.	222,000	412,200	412,200	Year End Roll	12/16/2013
2013	101	FV	190,200	0	6,000.	211,200	401,400	401,400		12/13/2012

PRINT

Date	Time
12/11/20	02:59:04

LAST REV

Date	Time
07/13/20	09:08:03

danam

USER DEFINED

Prior Id # 1:	110962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12967

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAUVIN THOMAS &	52877-324		5/29/2009		401,500	No	No		
BLACKSTEAD BARB	31144-265		2/17/2000	Family	99	No	No		
	13054-411		9/10/1976		37,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	116	Heat App	18,000	C				
6/27/2019	963	Addition	218,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2017	Inspected	DGM	D Mann
10/27/2008		163	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

BATH FEATURES

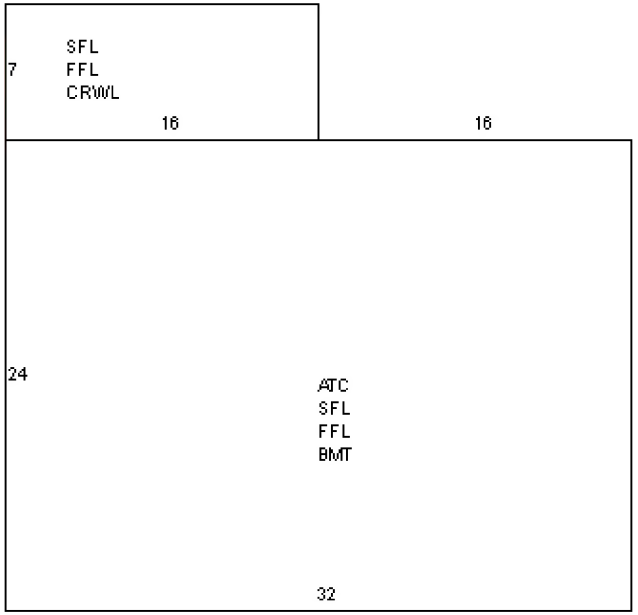
Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16754723
Const Adj.:	0.99742496
Adj $ / SQ:	145.568
Other Features:	88752
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430964
Depreciation:	1724
Depreciated Total:	429240

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	145.57
Special Features:	0	Val/Su Net:	147.54
Final Total:	429200	Val/Su SzAd	211.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	145.570	128,099
SFL	Second Floor	880	145.570	128,099
BMT	Basement	768	57.860	44,439
ATC	Attic	269	145.570	39,129
CRWL	Crawl Space	112	21.840	2,446

Net Sketched Area:	2,909			Total:	342,212
Size Ad	2028.7999	Gross Are	3408	FinArea	2144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	J	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

168.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	